



THE ACCOMMODATION COMPRISES

ENTRANCE HALL

PVC front entrance door, archway to shelved area with wall mounted gas fired central heating boiler, laminate wood flooring, radiator.

SITTING ROOM

5.15 x 3.32 (16'10" x 10'10")
Bay window to front, T.V. aerial point, telephone point, wall light points, ceiling coving, laminate wood flooring, two radiators.

INNER HALL

Fitted shelved cupboard, access to loft space, laminate wood flooring.

KITCHEN

3.10 x 3.08 (10'2" x 10'1")
Fitted base units comprising work surfaces, stainless steel sink unit, plumbing for automatic washing machine, part tiled walls, ceiling coving, PVC side entrance door.

BEDROOM 1

3.63 x 3.32 (11'10" x 10'10")
Laminate wood flooring, ceiling coving, radiator.

BEDROOM 2

2.62 x 3.08 (8'7" x 10'1")
Laminate wood flooring, radiator, patio doors to Conservatory.

CONSERVATORY

PVC windows to three sides, polycarbonate roof, tiled floor, radiator, PVC door to rear garden.

SHOWER ROOM

Three piece suite comprising step in shower cubicle, wash hand basin, low flush W.C., part tiled walls, radiator.

OUTSIDE

The property features a low-maintenance front garden and a side driveway providing ample off-road parking and access to the garage. To the rear is a south-westerly facing garden, mainly laid to lawn with hedge boundaries and fruit trees, offering a private and sunny space for outdoor enjoyment.

GARAGE

Up and over door, side door, power and light.

ADDITIONAL INFORMATION

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.

